

MEMORANDUM
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DATE: September 11, 2007
TO: Las Vegas Planning Department
PROJECT: 910 East Sahara
Parcel 162 038 1090
REFERENCE: Justification Letter

Dear Sirs,

It is my clients desire to update this existing building with a new exterior façade, enclosing the overhang patio of approximately 684 square feet, and bringing the handicap parking into current standards. The existing building is one floor of 2095 sf plus one floor of 2779 for a total of 4874 sf. The addition adds 684 sf for a new total of 5558 sf requiring 19 spaces where only 13 can be provided. We request a variance of 6 spaces for this project. The existing building is currently under parked by 4 spaces and the addition adds 2.

We request a waiver of landscape standards for the one parking isle to be provided where three are required, not to lose critical parking spaces. This existing building is in an old neighborhood where shared parking has been a gentleman's agreement. This face lift will make an improvement.

Sincerely,



Dennis E. Rusk, Architect

VAR-24532
10/25/07 PC

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